



STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET • P.O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187

BOARD OF FINANCE

**REGULAR MEETING
TUESDAY, AUGUST 8, 2006**

RICHARD J. CLEARY
ROBERT J. CLEMENTS
MARK A. JOYSE
BARRY C. PINTO
ALBERT S. WACHSMAN

ROBERT K. PAGANI
Chairman

Members Present: Robert K. Pagani-Chairman, Richard J. Cleary, Robert J. Clements, Mark A. Joyse, Barry C. Pinto

Members Absent: Albert S. Wachsman

Others Present: N. DiCorleto-Fin Officer, P. Michaud-DPW Director, P. Charter-Selectman, J. Gage-Conserv Comm, V. Gambacorta and members of the EVFD, M. Scudieri, JI Reporter, J. Galey and S. Savell-Fuss & O'Neill.

Chairman Robert Pagani opened the meeting at 8:12 pm.

Citizen's Forum

No one came forward

Approval of Minutes

MOTION (CLEMENTS) SECONDED (CLEARY) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 7, 2006 AS WRITTEN.

MOTION (CLEARY) SECONDED (CLEMENTS) AND PASSED TO APPROVE THE MINUTES OF THE WORKSHOP OF MARCH 11, 2006 AS WRITTEN. JOYSE AND PINTO ABSTAINED.

MOTION (CLEARY) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE BUDGET HEARING OF MARCH 14, 2006 AS WRITTEN.

MOTION (PINTO) SECONDED (CLEMENTS) AND PASSED TO APPROVE THE BUDGET HEARING OF MARCH 21, 2006 AS WRITTEN (CLEARY ABSTAINED).

MOTION (CLEARY) SECONDED (CLEMENTS) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE BUDGET HEARING OF MARCH 28, 2006 AS WRITTEN.

MOTION (PINTO) SECONDED (CLEARY) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE PUBLIC HEARING OF APRIL 11, 2006.

MOTION (CLEMENTS) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE BUDGET DELIBERATIONS OF APRIL 25, 2006 AS WRITTEN.

MOTION (CLEMENTS) SECONDED (PINTO) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE APRIL 27, 2006 BUDGET DELIBERATIONS AS WRITTEN.

MOTION (PINTO) SECONDED (CLEMENTS) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE MAY 23, 2006 BUDGET DELIBERATIONS AS WRITTEN.

MOTION (CLEMENTS) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE REGULAR MEETING WITH DELIBERATIONS OF JUNE 6, 2006 AS WRITTEN.

MOTION (JOYSE) SECONDED (CLEARY) AND PASSED UNANIMOUSLY TO APPROVE THE SPECIAL MEETING OF JUNE 14, 2006 AS WRITTEN.

Presentation of Open Space Acquisition/State Land Trust

This item had been requested by the Town Planner. Mr. Phillips will be informed that this item will be table to the September meeting.

MOTION (CLEMENTS) SECONDED (JOYSE) AND PASSED TO TABLE THE PRESENTATION OF OPEN SPACE ACQUISITION/STATE LAND TRUST UNTIL THE SEPTEMBER MEETING.

Financial Statements – Tax Collector's Suspense List

The amount the Tax Collector is recommending to be placed on the list is \$16,220.70. Mr. Pagani told the Board that the percent of taxes collected for 2005/06 exceeded the amount budgeted.

MOTION (CLEMENTS) SECONDED (CLEARY) AND PASSED UNANIMOUSLY TO ACCEPT THE AMOUNT OF \$16,220.70 TO BE TRANSFERRED TO THE SUSPENSE LIST.

Additional Appropriations/Recommendation to Town Meeting

Open Space Funding

Mr. Pagani stated that all members received a copy of the Open Space Plan that Planimetrics did and the Plan of Conservation adopted by the Conservation Commission. He stated that although the State may not require a plan, the Board of Finance does. Mr. Gage was in agreement.

Mr. Pagani was disappointed to see that the Conservation Commission did not adopt the implementation that Planimetrics outlined in Section 5. Their report ties in all commissions and Board to be involved in the process. The Plan of Conservation does not. Mr. Gage so noted his comments.

Mr. Joyse felt that all aspects of the implementation recommendations should have been incorporated. He felt that the Plan of Conservation needed a funding piece and that the Planimetrics recommendation was too vague.

Mr. Cleary stated that he felt the town requirements for land and open space requirements should be incorporated together.

Mr. Clements stated that he feels municipal land and open space should be incorporated under one item. He feels that property purchased for municipal purposes is also open space until it is used. He does not feel the town should restrict itself in the funding for one purpose or the other.

Mr. Joyse feels that the referendum amounts should be separate for open space and that the money will be used for municipal purposes if combined. He feels that open space is for controlling growth. The property purchased on Middle Road was purchased at a premium price because of its location. The land that the Conservation Commission is looking at is usually a lot cheaper per acre. He feels that the Town is looking for \$1.5 million for municipal property no matter how the referendum is structured.

Mr. Clements feels that the property purchased on Middle Road accomplished the goal of preventing development in that area.

Mr. Joyse stated he does not like either option. He feels that the Board of Selectmen is of the intention that all municipal space comes before open space.

Mr. Cleary stated that his understanding during budget deliberations was that the referendum discussions were for open space acquisitions.

Mr. Clements stated that any land purchased for any reason would be open space for some time before it is used for anything.

Mr. Gage stated that he is opposed to mixing the two uses and would like to see them separated out for referendum.

Mr. Charter brought up the fact that there is \$240,000 in the Open Space Fund now and that the proceeds from the purchase of the land by the State will net another \$180,000. He feels that all commissions, boards, etc. in the town need to work together and agrees that this should be a combined effort.

Mr. Scudieri stated that he agrees with Mr. Clements. He feels that Ellington is not in the same position as other towns that appropriated millions for open space due to the tax bases of surrounding towns. He does not feel that \$500,000 is going to prevent any development of any magnitude, and he feels that open space should be to preserve the vistas in town.

Mr. Joyse reiterated that the Conservation Commission had recommended that \$2,000,000 be put toward Open Space and feels that doing nothing is not a strategy.

MOTION (CLEMENTS) SECONDED (PINTO) AND PASSED (JOYSE VOTED NAY) RESOLVED, THAT THE BOARD OF FINANCE RECOMMENDS THAT THE TOWN OF ELLINGTON APPROPRIATE \$2,000,000 FOR COSTS RELATED TO THE ACQUISITION BY THE TOWN OF ONE OR MORE PARCELS OF LAND, OR OF DEVELOPMENT RIGHTS, EASEMENTS OR OTHER INTERESTS OR RIGHTS RELATED THERETO, FOR OPEN SPACE, CONSERVATION, PASSIVE OR ACTIVE RECREATION, EDUCATION OR OTHER RELATED MUNICIPAL USES, OR ANY COMBINATION THEREOF, PROVIDED THAT NO PORTION OF THE APPROPRIATION SHALL BE EXPENDED FOR THE ACQUISITION OF A PARTICULAR PARCEL OF LAND OR INTEREST RELATED THERETO, OTHER THAN FOR COSTS PRELIMINARY TO SUCH ACQUISITION, UNTIL SUCH ACQUISITION HAS BEEN SUBMITTED TO THE PLANNING AND ZONING COMMISSION OF THE TOWN FOR REVIEW PURSUANT TO SECTION 8-24 OF THE CONNECTICUT GENERAL STATUTES, REVISION OF 1958, AS AMENDED, AND SUCH ACQUISITION HAS BEEN APPROVED BY THE TOWN MEETING. THE APPROPRIATION MAY BE SPENT FOR ACQUISITION COSTS, COSTS PRELIMINARY THERETO INCLUDING WITHOUT LIMITATION SURVEY FEES, TESTING, ENGINEERING, FEASIBILITY AND PLANNING STUDIES RELATED TO POTENTIAL ACQUISITIONS, LEGAL FEES, NET TEMPORARY INTEREST AND OTHER FINANCING COSTS, AND OTHER EXPENSES RELATED TO THE PROJECT AND ITS FINANCING.

FURTHER RESOLVED, THAT THE TOWN ISSUE BONDS OR NOTES AND TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$2,000,000 TO FINANCE THE APPROPRIATION. THE AMOUNT OF BONDS OR NOTES AUTHORIZED TO BE ISSUED SHALL BE REDUCED BY THE AMOUNT OF GRANTS RECEIVED BY THE TOWN FOR THE PROJECT TO THE EXTENT THAT SUCH GRANTS ARE NOT SEPARATELY APPROPRIATED TO PAY ADDITIONAL PROJECT COSTS.

Pinney Street Firehouse Proposal

Mr. Galey and Mr. Savell of Fuss & O'Neill presented a design build approach for the construction of the firehouse on Pinney Street. They stated that it is a good site and are recommending a pre-engineered building. They presented the basic costs and the program costs. It is a 9,800 sf building consisting of two floors. There were some add-ons that the Board of Selectmen suggested such as a 100 KW generator and radiant heat.

Mr. Cleary asked how this building mushroomed from a \$700,000 building to \$2,000,000. Mr. Clements stated that he was under the impression that this was to be a building to house 2 vehicles to be a first response for this area of town. He also is worried that the town cannot afford it and it will not pass through the referendum at this price.

Mr. Joyse stated that he was under the impression that the initial goal for this building was more modest. Fuss & O'Neill felt that these were real world costs and that this building could be built under budget.

Vince Gambacorta stated that this building was reduced from the original \$3,000,000 that was previously designed. This building fits the needs of the department and makes up for deficiencies at the center firehouse, it satisfies the town's other uses for this building, such as an emergency shelter, it is a town building, and it meets all state fire requirements. He stated that this building is not more than what is necessary for the department to function. Gary Feldman stated that the meeting room was reduced.

Mr. Scudieri asked about the aesthetics, and Fuss and O'Neill stated that that was only a schematic and nothing was written in stone as yet.

Mr. Charter felt that the Board of Finance should push forward with this and let the voters decide on it.

Mr. Pagani was concerned about the add-ons and he felt that this building should not be used as an emergency shelter. Several of the schools are outfitted already to be shelters.

Mr. Joyse asked if the Permanent Building Committee had any input on this item. The Board of Selectmen has not charged them with this yet.

Mr. Gambacorta was asked about the north end of town and he stated that the amount of land that can be developed on that end of town does not warrant it.

MOTION (CLEARY) SECONDED (CLEMENTS) RESOLVED, THAT THE BOARD OF FINANCE RECOMMENDS THAT THE TOWN OF ELLINGTON APPROPRIATE \$2,035,000, AND ISSUE BONDS OR NOTES AND TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$2,035,000 TO FINANCE THE APPROPRIATION, FOR THE DESIGN AND CONSTRUCTION OF A TWO-STORY, APPROXIMATELY 9,750 SQUARE FOOT FIRE STATION WITH TWO DOUBLE DRIVE-THROUGH APPARATUS HIGH BAYS, TO BE LOCATED ON TOWN-OWNED PROPERTY ON PINNEY STREET IN ELLINGTON, SOUTH OF WINDERMERE AVENUE, KNOWN AS 59 PINNEY STREET. THE PROJECT IS CONTEMPLATED TO INCLUDE OFFICE, DECONTAMINATION, SCBA, MECHANICAL, STORAGE, MALE AND FEMALE LIVING QUARTER, LOCKER, SHOWER, TOILET, AND RECREATION AND EXERCISE FACILITIES, AN ON-SITE TRAINING. MEETING ROOM WITH KITCHEN, TOILETS AND A SEPARATE ENTRANCE AND AN AUXILIARY EMERGENCY GENERATOR, AND TO BE COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH SCOPE DEFINITIONS AND CONCEPTUAL DRAWINGS INCLUDED IN "PRESENTATION TO TOWN OF ELLINGTON, ELLINGTON FIRE DEPARTMENT, PINNEY STREET FIRE STATION" DATED MARCH 13, 2006 AND DRAWINGS ENTITLED "ELLINGTON FIRE DEPARTMENT, CONCEPTUAL SITE & PARCEL LAYOUT, PINNEY ST. STATION, ELLINGTON, CONNECTICUT" DATED APRIL 2006, BOTH PREPARED BY FUSS & O'NEILL DESIGN BUILD SERVICES, LLC. THE APPROPRIATION MAY BE SPENT FOR DESIGN AND CONSTRUCTION COSTS, EQUIPMENT, FURNISHINGS, MATERIALS, SITE IMPROVEMENTS, UTILITY CONNECTIONS, ARCHITECTS' FEES, ENGINEERING FEES, LEGAL FEES, NET INTEREST ON BORROWINGS AND OTHER FINANCING COSTS, AND OTHER EXPENSES RELATED TO THE PROJECT OR IT'S FINANCING. THE AMOUNT OF BONDS OR NOTES AUTHORIZED TO BE ISSUED SHALL BE

REDUCED BY THE AMOUNT OF GRANTS RECEIVED BY THE TOWN FOR THE PROJECT TO THE EXTENT THAT SUCH GRANTS ARE NOT SEPARATELY APPROPRIATED TO PAY ADDITIONAL PROJECT COSTS.

RESOLUTION FAILED: AYES: JOYSE NAYS: CLEARY, CLEMENTS, PINTO

This failed motion will be forwarded to the Board of Selectman to revise the Pinney Street firehouse project to go to referendum this fall at a lower price.

DPW Small Dump Truck

Mr. Michaud stated that he would like to use the money from the sale of the large dump trucks to purchase a second one ton. There was one funded in the capital improvements budget. Nutmeg International is selling the trucks for the Town and has deposits on them. They have estimated that \$45,000 will be received.

MOTION (CLEMENTS) SECONDED (PINTO) AND PASSED UNANIMOUSLY TO APPROPRIATE AND EXPEND ADDITIONAL FUNDS IN THE AMOUNT OF \$45,000 TO THE FY 2006-07 NON-RECURRING FUND-DPW ONE TON TRUCK FROM UNDESIGNATED FUND BALANCE.

High School Track Repair

Mr. Michaud feels that the resurfacing of the track is so urgent that he is asking for a second time for the Board of Finance to fund it. It needs to be done every six years or the town will be faced with reconstructing it which costs far more than \$39,000. The track gets a lot of use and other towns use it because their tracks are in disrepair. It has to be done in the warm weather and sit over the winter.

MOTION (CLEMENTS) SECONDED (CLEARY) AND PASSED TO APPROPRIATE AND EXPEND \$39,000 TO THE FY 2006-07 CAPITAL NON-RECURRING FUND FOR THE BOE RESURFACING OF THE HIGH SCHOOL TRACK FROM UNDESIGNATED FUND BALANCE TO COVER THE COST OF RESURFACING THE HIGH SCHOOL TRACK. FURTHER TO AUTHORIZE THE FIRST SELECTMAN TO WARN A SPECIAL TOWN MEETING FOR MONDAY, AUGUST 21, 2006 AT 7:15 PM AT THE ELLINGTON TOWN HALL TO CONSIDER THE ABOVE NOTED APPROPRIATION.

BOE Special Ed Vans

Mr. DiCorleto stated that through the capital non-recurring fund, the Board of Education was appropriated \$50,000 to purchase 2 vans. They have gotten a state bid price well under \$25,000 and would like to purchase three vans with approximately \$10,000 left over. It was suggested that they be given \$5,000 in additional funding to purchase four vans.

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MOTION (CLEARY) SECONDED (CLEMENTS) AND PASSED UNANIMOUSLY TO CHANGE IN THE 2006-07 CAPITAL NON-RECURRING FUND BOE REPLACEMENT VANS SPEC ED (2) FOR \$50,000 TO BOE REPLACEMENT VANS SPEC ED (4) FOR \$55,000, PENDING BOARD OF SELECTMEN APPROVAL AND TOWN MEETING APPROVAL. THIS MOTION ALSO STIPULATES THAT THREE VANS BE TAKEN OUT OF SERVICE.

Adjournment

MOTION (CLEMENTS) SECONDED (JOYSE) AND APPROVED TO ADJOURN THE MEETING AT 10:25 PM.

Submitted by


Lori Smith, Clerk